

FORMAL INTERPRETATION NUMBER 51-98

At its regular meeting of December 8, 1998, the BBRS approved the following formal interpretations of the 6th edition of the State Building Code.

Background:

Section 3603.5 of the *One-and Two-Family Dwelling Code* states that a

"..... garage shall be separated from the residence and its attic by means of minimum 5/8 inch type X gypsum board applied to the garage side".

However, the code does not address the issue of garages located beneath or partially beneath a dwelling area.

Question: What shall be the correct application of code provisions when separating passenger car garages from dwelling areas when the garage is located **beneath** the dwelling?

Answer: When a passenger car garage is located **beneath** a one- or two-family dwelling or portion thereof, the dwelling shall be separated from the garage by means of minimum 5\8 inch *type X gypsum wall board (gwb)* applied to all ceilings, all load-bearing and non-load bearing wood-framed walls, all beams and all girders on the garage side of the structure. Interior columns are not required to be wrapped with *type X gwb*, unless it is required as a function of construction type (i.e.: Type 5A Construction).

Since the barrier created by the installation of *type X gwb* at these locations is not intended to be a fire separation assembly as defined in Chapter 7 of the code, penetrations through walls and/or ceilings (such as waste drainage pipes) are not required to be encased with *type X gwb*. Rather, these penetrations should be sufficiently sealed by means of caulking or other approved materials to prevent the passage of smoke from side to side.

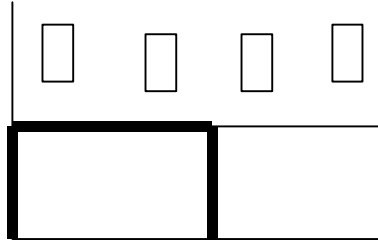
Question: Are doors located within the garage space required to bear a fire-resistance rating?

Answer: Overhead garage and/or side hinged passage doors are **not** required to bear a fire-resistance rating (label) except as required by Section 3603.5.1 of the code.

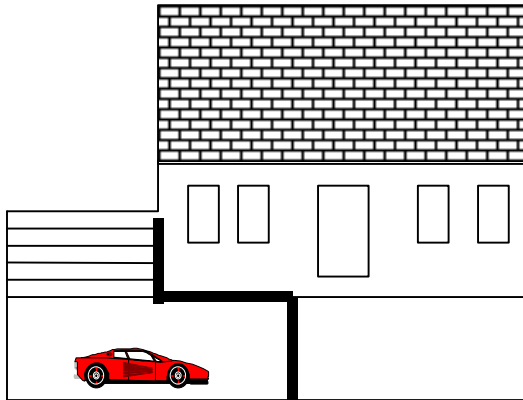
Question: What about portions of a passenger car garage, which project beyond the exterior face of a single or two-family dwelling?

Answer: Only load-bearing and non-load bearing wood-framed walls, beams and girders which are located **within** the garage space, shall be separated by means of minimum 5\8 inch *type X gypsum wall board*. Portions of the garage which project beyond the face of the building are not required to be protected with 5\8 inch *type X gypsum wall board*.

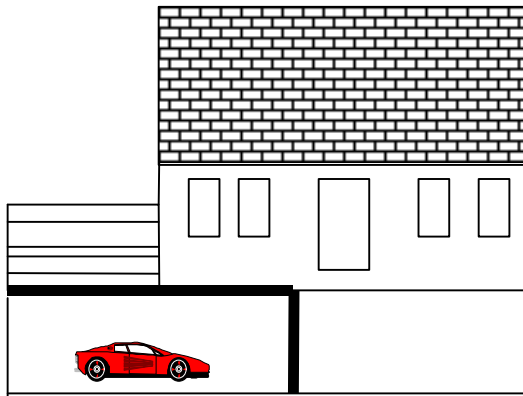
REFER TO FOLLOWING SKETCHES



Garage Under Dwelling
5/8" type X gypsum



Garage Under Dwelling
5/8" type X gypsum



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